

## David A. Belyea wins Alan K. Olsen Award

by M.J. Jadick

AFBCA External Affairs

**F**or his significant contributions to the base conversion process, the agency decided that a special award in honor of Mr. Alan K. Olsen, director from 1993 until his death in December 1996, was in order. Award criteria emphasizes efforts made toward case closure community revitalization, for which Mr. Olsen was a staunch advocate.

It includes award criteria emphasizes efforts made towards base closure community revitalization, of which Mr. Olsen was a staunch advocate. It includes effective and cooperative communication with the local redevelopment authority; innovative contributions to enable base reuse; accomplishments fostering base closure community economic redevelopment; and base reuse process improvements.

It seems only fitting that the site manager for what is considered by many to be one of *the* toughest base conversion to execute was chosen as the first recipient. Mr. David A. Belyea, the Loring Operating Location site manager was selected as the first winner of the Alan K. Olsen Award.

According to Mr. John J. Corradetti, Jr., program manager for Division B, and Mr. Belyea's supervisor, "David's superior performance and initiative significantly contributes to the on-going, successful conversion of Loring Air Force Base into the Loring Commerce Center. He assesses problem areas, analyzes various alternatives, and provides solutions to the myriad of complex base conversion issues for the Air Force, the Department of Defense and his community."

In addition to its remote location in Limestone, Maine, the Loring conversion is further challenged by the fact that it involves not only the base proper, but nine off-base sites, that together comprise approximately three times as much average acreage as any other closure installation.

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**Mrs. Marilyn Olsen joined Mr. Rodney A. Coleman, Assistant Secretary of the Air Force, in the presenting the award named for her husband to Mr. David Belyea at AFBCA's Annual Awards Program recently held in Leesburg, Va.**

## The honors go to: BEC, computer analyst, secretary

**T**he Pease Operating Location (OL) BRAC environmental coordinator (BEC), a Rosslyn-based computer analyst, and the Norton OL secretary were the winners in the agency's first Annual Awards Program.

The annual awards, which are divided into three categories, GS-13/14, GS-9/12, and GS-5/8, recognize outstanding individual performance and achievements. The criteria includes: significant accomplishments or projects; impact on mission, resourcefulness, initiative, teamwork, and professionalism.

Mr. Arthur Ditto of Pease (GS-13/14), Ms. Cynthia Duquette of the

Data Systems Section (GS-9/12), and Ms. Jeanette Wilber of Norton (GS-5/8) were recognized at the awards luncheon which was held during the Site Manager/BEC Conference Apr. 2, in Leesburg, Va.

"It was our goal to develop a program, outside of the official Air Force performance awards program, to further recognize our stellar performers," said Joyce Truett, chief, Executive Services. "The feedback I've received is real positive. We hope for even greater participation next year.

*(See page 3 for more on the winners.)*

# DIRECTOR'S MESSAGE

## Endless possibilities for success in conversion business

by Albert F. Lowas, Jr.  
Acting Director

**W**hat an exciting couple of months it has been! Our Site Manager/BEC Conference was a great success and provided a wonderful opportunity for our site managers, BECs, and Rosslyn staff to interact and share information and experiences.

The first Annual Awards Luncheon was a very proud moment for all of us at AFBCA. I again congratulate each of our winners and all the nominees for their significant contributions to our base conversion efforts.

Another proud moment happened when our World Wide Web site was awarded third place in the Air Force's Five-Star Web Site Award. And that doesn't even begin to tell of the success stories happening in the field. For example:

At Loring AFB, Maine, a signing ceremony for a no-cost, rural economic development conveyance (EDC) transferring approximately 3,700 acres to the Loring Development Authority via a long-term lease, was held on Apr. 4, at the former base, now known as the Loring Commerce Center. In addition, a deed transfer ceremony was held at the Caribou housing complex, transferring 16 houses to the community through a no-cost public benefit conveyance for a shelter and assisted living facility. Governor Angus King, Senators Olympia Snowe and Susan Collins, and Congressman John Baldacci participated along with Assistant Secretary of the Air Force Rodney A. Coleman in making this a very memorable day for the local community, the state of Maine and the Air Force.

At Castle AFB, Calif., we forwarded a lease

to the Castle Joint Powers Authority to allow Pacific Telesis Shared Services to operate their customer care center at the former base. This operation is expected to establish approximately 700 new jobs within the first year. This is a home run for base reuse! Our hats are off to the community and to our AFBCA team for their diligent efforts in processing the lease so expeditiously.

Another milestone was celebrated with a ceremony on May 22, this time at Myrtle Beach, S.C. As the result of a negotiated sale, we deeded 777 family housing units to the Myrtle Beach AFB Redevelopment Authority. Joining us in the festivities were a representative of Congressman Mark Sanford and numerous local officials.

Another EDC has resulted in the transfer of 1,562 acres of land and associated facilities at Griffiss AFB, N.Y. The Oneida County (N.Y.) Industrial Development Agency and AFBCA signed the agreement on May 12. This brings the total number of our EDCs to 11.

At K.I. Sawyer AFB, Mich., we forwarded a series of 12 leases to the local redevelopment authority on Apr. 25 to assist the community with their reuse efforts.

At Newark AFB, Ohio, we have another significant "first" for the agency. With the departure of Site Manager Mr. Gary Migut at the beginning of June, we have come full circle, by officially closing one of our 28 operating locations. At Newark, environmental remediation is almost complete, 80 percent of the base is deeded to the Heath-



Newark-Licking County Port Authority, and the remaining acreage is scheduled to be transferred to the local airport this summer. Newark closed on Sept. 30, 1996, with the majority of the prior depot workload privatized in place with the Boeing Guidance Repair Center and Wyle Laboratories.

Ours is not an easy mission, but we continue to set the pace for making base conversion a reality. Through your individual efforts, as well as the partnerships you have established with your communities and environmental regulators, you have shown the country that the possibilities are endless in the base conversion business — college campuses, industrial parks, international airports, wildlife sanctuaries, even national hot air balloon championships.

To date, over 15,600 jobs exist at our closed bases. More than 60 percent of the property we are responsible for is available for redevelopment or is in some form of reuse. Last, but certainly not least, approximately 58 percent of our property is environmentally ready for reuse.

Keep up the good work!



Conversion Connection is an official, non-directive departmental publication. Its purpose is to educate, inform, motivate and update AFBCA employees on policies, programs, plans and news of the base conversion process and related activities. The views and opinions expressed in the periodical are those of the individual author, and are not necessarily those of the Department of the Air Force or of the AFBCA.

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Joyce K. Frank ..... Chief, External Affairs  
M.J. Jadick ..... Editor

# Ditto, Duquette and Wilber receive annual awards

**T**hree of AFBCA's best were recognized for their outstanding contributions to the mission of the Agency.

**Mr. Arthur L. Ditto**  
**BRAC Environmental Coordinator**  
**Pease OL, N.H.**

**Winner: GS-13/14 Category**

Mr. Ditto was selected for his extraordinary skills in overseeing the \$150,000,000 installation restoration program at Pease.

"Art accelerated the cleanup program to 'warp speed' so that sound cleanup and economic reuse are occurring concurrently," according to the Division B program manager, Mr. J.J. Corradetti, Jr. "Pease is considered one of the most successful base conversions in all of the Department of Defense, and there is no doubt that Art was a significant contributor in this success story."

Mr. Ditto is considered an authority by DoD, the Environmental Protection Agency and New Hampshire state officials on the complex issues of environmental cleanup in the base closure world. Since Pease was one of the first bases to close under BRAC, he was, and continues to be, key to the development of numerous unique and innovative solutions to problems never before encountered.

**Ms. Cynthia Duquette**  
**Senior Computer Analyst**  
**AFBCA Data Systems**  
**Arlington, Va.**

**Winner: GS-9/12 Category**

Ms. Duquette was chosen for the leadership and technical expertise she exhibited in the development of the agency's management information system (MIS). The MIS, developed under Ms. Duquette's guidance, provides an automated tool to integrate critical environmental, financial, and program data information across functional areas, resulting in a significant enhancement to mission effectiveness.

Mr. Tom King, Ms. Duquette's supervisor, stated that throughout the development phase of the MIS, "Ms. Duquette demonstrated great tact and diplomacy in bringing together a diverse group with differing perceptions to the table for the common good of the agency."

It was recently decided by civil engineering representatives from the Air Staff, as well as the Major Commands, that the environmental module of the AFBCA MIS would serve as the model to replace the Air Force Civil Engineering WANG Information

Management System Installation Restoration software program.

**Ms. Jeanette Wilber**  
**Secretary**

**Norton OL, Calif.**  
**Winner: GS-5/8 Category**

Relied upon by the entire Norton OL staff, Ms. Wilber consistently demonstrated a

*(Continued on page 6)*



## And the honors go to...

Mr. Ditto (second from left, top photo) and Ms. Duquette (bottom photo) were presented their awards by Mr. Jimmy Dishner, Deputy Assistant Secretary of the Air Force for Installations (far left); the Honorable Rodney A. Coleman, the Assistant Secretary of the Air Force for Manpower, Reserve Affairs, Installations and Environment; and Mr. Albert Lowas, Acting Director, AFBCA.





### **Outrageous**

Mrs. Anna Lemaire, Griffiss site manager, had people in stitches during the awards ceremony, with her outrageous sense of humor. Griffiss recently completed an EDC for 1,562 acres to the Oneida County Industrial Development Agency.

## **Site Manager/BEC Confer**



### **Words of wisdom**

Mr. Tim Brecheen and Mr. David McCafferty, the Reese OL BEC and Site Manager respectively, talk with one of the most successful site managers in the base conversion business, Mr. Richard Jones from Pease.



### **Farewell, Joan**

Ms. Joan Cornish, secretary for the AFBCA director, receives a farewell hug from Mr. Rodney A. Coleman, Assistant Secretary of the Air Force for Manpower, Reserve Affairs, Installations and Environment. Ms. Cornish accepted a position at the AFBCA operating location at Kelly.



### **Hi, Jim**

Mr. Jim Hunter, the Division A program analyst (center, seated), visited with his AFBCA family (left to right) — Ms. Beverly Bailey, Ms. Helen Commodore, Ms. Shirley Curry, Ms. Linda Schwartz, Mr. John Carr, and Ms. Marti Ramirez.

# Conference: awards, training and crosstalk

by Jerry Cleaver  
AFBCA/EV

**S**urrounded by deer-laden forests, site managers, BRAC environmental coordinators (BECs), and members of the AFBCA Rosslyn office, met at the Xerox Document University in Leesburg, Va., Apr. 1-3, for the annual Site Manager/BEC Conference.

Kicking off the conference was Dr. Vincent T. Covello, director of the Center for Risk Communications in New York City, N.Y., providing in-depth training on environmental risk communications and public dialog.

The agenda also included agency-wide presentations on budget, contracting and personnel issues, as well as small group discussions on such issues as funding, peer reviews, long term monitoring, caretaker, and insurance.

The highlight of the conference was the first AFBCA Awards Luncheon which included special guests, The Honorable Rodney A. Coleman, Assistant Secretary of the Air Force for Manpower, Reserve Affairs, Installations, and Environment; Mr. Jimmy Dishner, Deputy Assistant Secretary of the Air Force for Installations; and Mrs. Marilyn Olsen, the widow of Mr. Alan K. Olsen, AFBCA's director from 1993 until 1996.

It was very obvious that Mr. Coleman enjoyed being able to attend the award ceremony. After speaking with many AFBCA personnel individually, he shared his thoughts with the group.

"It is an absolute joy to be responsible to the Secretary for this mission because all of you do it so well. This is a kinetic world...Bergstrom, Griffiss, Plattsburgh, Pease, Loring, Norton, Chanute...you have economic sustainment in your hands...What you do, not many could accomplish with such aplomb!"



## Support

Working behind the scenes helping to make the conference a reality was Ms. Sarita Thompson, the former secretary for AFBCA's Environmental Division. Ms. Thompson was recently selected for a position with the Air Force Scientific Advisory Board.



## Break time

During a break, Mr. Rafael Vazquez-Delgado catches up on the day's events. Mr. Vazquez-Delgado is a Division C environmental specialist, with responsibility for Reese and Kelly.



## Smile for the camera

Two members of Division D pause for a photo opportunity prior to the beginning of the Annual Awards Luncheon. Ms. Marlene Seneca, is the Grissom OLBEC (left) and Ms. Patti Warren is the Norton OL site manager.

Photos by Larry McTighe  
Air Force Studio

# Norton secretary receives agency honors

(Continued from page 3)

willingness to go beyond the call of duty, according to her supervisor, Ms. Patti Warren.

"Jeanette is the expert for guidance in every facet of office administration. Acting as my extension in such areas as budget, contract oversight, writing statements of work, computer monitor and caretaker interface, she is the one who ensures that these products are composed properly and suspenses are met.

Ms. Wilber's attention to detail and her own initiatives are two of her most valuable qualities. "Before meetings, or when calls come in, Jeanette pulls together all the pertinent files so that I am prepared for discussion," said Ms. Warren. "And her attention to detail always makes travelling a less stressful experience as she maintains a compendium of special needs for each traveler, such as seat, meal, and travel preferences, providing us an organized folder with orders, tickets, hotel reservations, and meeting information."

Ms. Wilber is a team player. When the quality assurance evaluator (QAE) was pressed for time, she helped out by collecting data, contacting appropriate offices and personnel on issues relating to the Resource Protection Force, and then provided the critical information to the site manager and the QAE.

"Jeanette has always been a paragon of professional behavior. She is discreet,



**Ms. Jeanette Wilber, the Norton Operating Location secretary, was unable to attend the Site Manager/BEC Conference to receive her award. Accepting it on her behalf was the Norton OL Site Manager Patti Warren.**

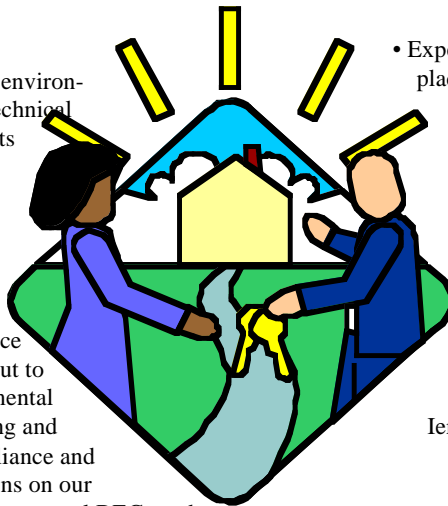
pleasant, courteous, skilled and efficient," wrote Ms. Warren. "Her professionalism, initiative, and foresight are the underpinning to the smooth running of this operating location."

## Technical assistance visits: moving beyond peer reviews

by Mario Ierardi  
AFBCA/EV

**T**he Air Force Base Conversion Agency is moving beyond peer reviews. In the past, environmental projects were presented to a group of technical experts and the scope and costs of these projects were reviewed.

While it has served a useful purpose in the past, our technical requirements are rapidly changing as we approach putting our last cleanup remedies in place. To prepare for our future requirements, AFBCA has initiated a new concept of conducting technical assistance visits (TAVs). The purpose of TAVs is to go out to the installation and assist the BRAC Environmental Coordinator (BEC) with planning, programming and validating all environmental restoration, compliance and property transfer efforts through our final actions on our installations. The TAV process was designed by several BECs and tested on two installations earlier this year. The goals of TAVs are:



- Expedite property transfer by meeting last remedy in place dates
- Improve program execution
- Reduce reporting requirements for BECs
- Reduce long term monitoring costs

- Facilitate preparation of FOST/FOSL for all property parcels identified in NEPA records of decision

Additional information and guidance about TAVs is forthcoming. In the meantime, if you have any questions on the process contact Mr Mario Ierardi at AFBCA/EV, (703) 696-5518.



# Belyea: "I'll admit it, you've spoiled me"

(Continued from page 1)

Mr. Belyea is the only AFBCA site manager that has had three local redevelopment authorities to work with – all of which have publicly stated that he has done an outstanding job supporting them.

When the president and chief executive officer of the Loring Commerce Center, Mr Brian Hamel, was awarded the National Association of Installation Developer's "Developer of the Year Award," he insisted that Mr. Belyea accompany him to accept the award because he felt that Mr. Belyea was clearly a significant part of Team Loring. Mr. Hamel cited Mr. Belyea's willingness to entertain any and all proposals, as well as his creative solutions, as significant contributions to the Loring Commerce Center's success to date.

"David's commitment to doing everything within his power to foster a smooth transition, has turned what initially appeared to be an insurmountable task of redevelopment, into a ray of hope for the future," wrote Mr. Hamel upon hearing of Mr. Belyea's selection for this award. "We would never have been in our current position of opportunity without the efforts of David Belyea."

Mr. Belyea accepted his award at the agency's award luncheon in Leesburg, Va. After being congratulated by Mr. Rodney Coleman, the Assistant Secretary of the Air Force for Manpower, Reserve Affairs, Installations, and Environment; Mr. Jimmy Dishner, Deputy Assistant Secretary for Installations, Mr. Albert Lowas, AFBCA's Acting Director; and Mrs. Marilyn Olsen, Mr. Olsen's widow, Mr. Belyea shared his feelings with the grace, style, and humility that everyone has come to know and respect.

"Words can't really express what I'm feeling here today. To be recognized is special, but to be recognized by one's peers for an award in honor of our departed leader and friend is extraordinary.

"I'm happy, elated and yet humbled and a little sad at the same time. Mr. Olsen was a wonderful person – he made us all feel that we were

special to him with his encouragement and his unwavering faith in us to get the conversion job done. Whatever I have accomplished in this business, I owe to him. He was the premier advocate of revitalization of base communities.

"He led by example – an example I found easy to follow. How many times, J.J. (Corradetti, Program Manager, Division B), did we go to him with some off the wall idea of ours or the LRA? He may have had some strong reluctance or sage advice, but he never said no. Rarely a day goes by that I don't think of him in some way and he will always hold a special place in my heart. He was family.

"I have to thank my loyal dedicated staff who have carried me to this level and who have given me the freedom, support, and encouragement to come this far.

"And I thank all of you, the AFBCA support network, who provided me with so much help in my fledgling career within the agency. It has been the most challenging, but also the most satisfying and rewarding time in my Air Force career.

"I don't believe that very often in government service, or at least in a military department, do you get to run your own small business. That's what it has felt like to me and I've thoroughly enjoyed it. I'll admit it – you've spoiled me.

"I thank you from the bottom of my heart – this is a joyous day for me; one I'll never forget."



## A big day for Loring....

Mr Brian Hamel, president of the Loring Development Authority (front row, left), signs the economic development conveyance for 3,682 acres at Loring. On the same day, the Caribou Family Housing Site, consisting of 16 housing units, was turned over to Facilities, Inc., which represents four organizations providing much needed assisted living services for the area. Mr. Hamel was joined by (front row) the Honorable Rodney A. Coleman, Assis-

tant Secretary of the Air Force (center), Mr. Brian Thibreau, chairman, LDA (right); (second row) Mr. Belyea; Mr. Jimmy Dishner, Deputy Assistant Secretary of the Air Force for Installations; Mr. Corradetti; Governor Angus King; Senator Olympia Snowe; Mr. Lowas; Senator Susan Collins; and Congressman John Baldacci.

## "Trial of the century" bids farewell to Doug Baur

by Brent Evans

AFBCA Legal Division

With "The Horrible Derence Fivehouse" serving as the "Judge Jester," Brent "Pitbull of Endearment" Evans as the "Persecutor," plus a cast of other colorful characters from the AFBCA Legal Division, the agency's "Trial of the Century" kicked-off the retirement festivities for the agency's chief counsel, Mr. Byron D. "Doug" Baur.

"We chose a roast and trial motif such as the opening statement being a slide show overview of his life and career, and testimony and evidence by presentation of awards and speeches in honor of him and the rest to emphasize by the form as well as substance, Doug's dedication to a noble profession, his sense of humor, and that his service was to be celebrated," said acting chief counsel Mr. Derry Fivehouse. "Obviously, we couldn't have pulled off this 'class act to a Class Act' without everyone in LD contributing talents and time."

The "expert witnesses" included General Counsel of the Air Force, Ms. Sheila Cheston; Deputy Assistant Secretary of the Air Force for Installations, Mr. Jimmy G. Dishner; Deputy Chief Counsel for the Air Force, Mr. Fred Kuhn; and AFBCA Acting Director, Mr. Albert F. Lowas, Jr.

The thoughts and feelings were perhaps summed up best by Mr. Kuhn when he affirmed that Doug was a constant class act throughout his entire service to his country.

Besides the generous amount of good natured ribbing, and the numerous retirement awards and certificates, Mr. Baur received the Outstanding Civilian Career Service Award



**Ms. Sheila Cheston, General Counsel of the Air Force, presented Mr. Byron "Doug" Baur the Outstanding Civilian Career Service Award for significant achievements made during his 27 years of civil service.**

presented by Ms. Cheston.

Born in Erie, Pa., Mr. Baur earned a bachelor's degree in economics from Allegheny College in 1963 and was a distinguished military graduate from the Air Force Reserve Officer Training Corps. His 31-year career as a lawyer began in 1966 when he graduated first in his class from the University of Pittsburgh School of Law. (Editor's note: His days as the merciless editor began in law school, where he served as editor-in chief of the Law Review.

Question: Did he use a purple pen back then as well?)

Mr. Baur's 13 year military career involved tours as a judge advocate at the Air Reserve Personnel Center, Denver; Hahn AB, Germany; Maxwell AFB, Ala.; Lowry AFB, Colo.; Brooks AFB, Texas and HQ USAF, Washington D.C.

He also had extensive litigation experience as a circuit defense counsel and later as an appellate defense counsel, where he distinguished himself with a 100 percent success rate in cases petitioned, briefed, and argued before the U.S. Court of Military Appeals.

In 1980, Mr. Baur entered civil service as the deputy assistant general counsel of the Air Force (Installations & Environment). He was serving as the acting assistant general counsel until 1992, when he was selected as the first chief counsel for the agency.

He is recognized as a leader in environmental law and a dominant force in streamlining the base conversion process. Mr. Baur and his wife Suzanne, a certified public accountant, are celebrating their retirement by travelling across the country in a new recreational vehicle. Destination: wherever the road may go.



## Susan Rice retires after 36 years

Susan K. Rice, an AFBCA Division C real estate specialist, retired on March 3, 1997, after 36 years of federal service.

The first 19 years of her career was as a secretary and as the manager of various command sections within the Departments of the Army and Air Force. In 1981, Ms. Rice entered into the real estate specialty field and was then selected for the Upward Mobility Program.

She joined AFBCA in 1994 and was responsible for working with the local redevelopment authorities for England, Eaker, Bergstrom, and Carswell.

Ms. Rice was presented the Outstanding Civilian Career Service Award from AFBCA Acting Director Albert F. Lowas, Jr. at her farewell luncheon.